



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028950 <b>Parcel ID</b> 000000-00-0-20080-006-0011 <b>Cadastral ID</b> 34-20-14-03870 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 346704 MARTIN, RONALD & KELLY  10409 N 116TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15721 E NEWTON PL <b>Subdivision</b> HIGHLAND ACRES SECOND ADD AMD <b>Lot/Block</b> 0011 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 20 / 14 / 5 <b>Neighborhood</b> 1045 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660028950_001.JPG 10/1/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.17462620 -95.80091560																																																																																																																									
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.273	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,891.00 x 2.45 = 29,133	
Factor Value		
Adjustments	1.0000	
Lot Value	29,133	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,621 / 1,621
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	616 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1989 / 28

Cost Approach		Manual : 01/2025	
Base Cost	105,23	Total Misc Impr	+ 11,215
Roofing Adj	+ 4.45	Garage Cost	+ 20,248
Subfloor Adj	+ 1.15	Total RCN	= 243,782
Heat/Cool Adj	+ 11.47	Depreciation ( 38%)	- 92,637
Plumbing Adj	+ 8.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 151,145
Adj Base Cost	= 130.98	Lot Value	+ 29,133
Total Area	x 1,621	Indicated Value	= 180,278
Adjusted Cost	= 212,319	Value Per SqFt	111.21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	193,605	119.44	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	176,070		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,145		
Lot Value	29,133		
Indicated Value	180,278	111.21	Per SqFt
Agland Value			
Site Improvements	3,372		
Total Value	183,650	113.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	69357	19x10		190	23.60		4,484
PRCH	SLAB PORCH - COVERED	69358	68		68	24.05		1,635



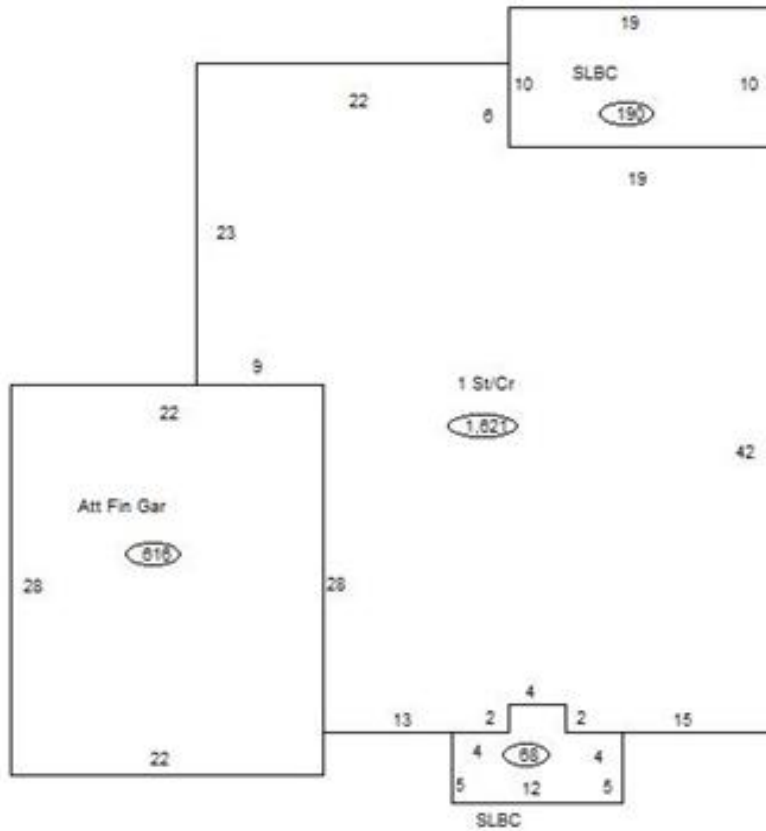
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Sketch Image

660028950



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,621	1.000	1,621
2	G	5		13	Att Fin Gar	616	1.000	616
3	M	PRCH		13	SLBC	190	1.000	190
4	M	PRCH		13	SLBC	68	1.000	68
<b>Total Building Area</b>						1,621		1,621



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual 2	Cond 3	Year 2010	Eff Age 12		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (19.51 x 160)	3,122		3,122	1,436
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual 2	Cond 3	Year 2010	Eff Age 12		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (19.51 x 160)	3,122		3,122	1,436